



WINDFALL, SERRELLS MEAD, LANGTON MATRAVERS
£535,000 Freehold

This detached cottage style family house is well located on the outskirts of Langton Matravers, some 500 metres from the centre of the village and a similar distance from open country. It was built during the 1980s and is of traditional cavity construction with attractive external elevations of natural Purbeck stone under a pitched roof covered with concrete tiles.

Windfall offers well planned family accommodation with good views across the valley to the Purbeck Hills and Swanage Bay in the distance. It also has the considerable advantage of an enclosed rear garden and a detached stone built garage with parking in front.

The village of Langton Matravers lies approximately 2.5 miles to the West of the seaside resort of Swanage and some 9 miles from the market town of Wareham, the latter having main line rail link to London Waterloo (approximately 2.5 hours). Much of the area surrounding the village is classified as being of Outstanding Natural Beauty.

All viewings are strictly by appointment through the Sole Agents, Corbens 01929 422284. The post code for the property is **BH19 3EU**.

Property Ref LAN2214

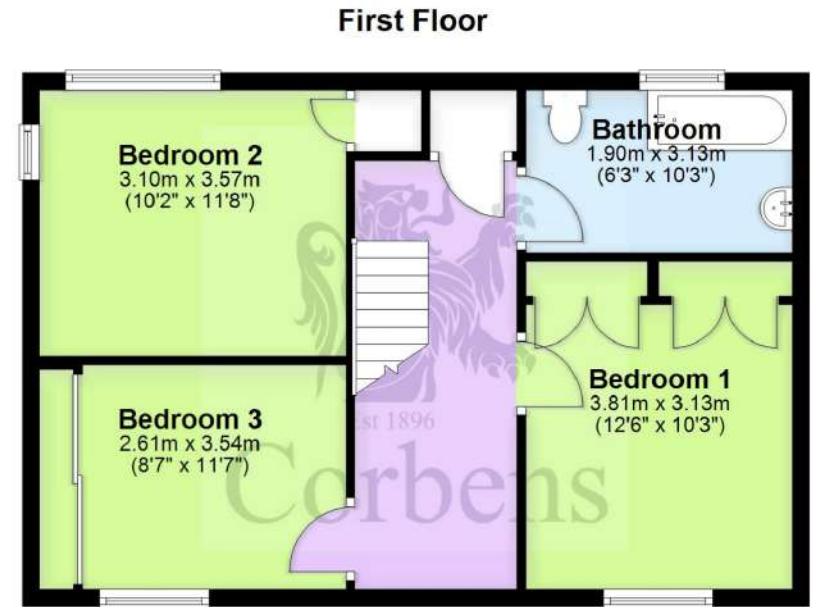
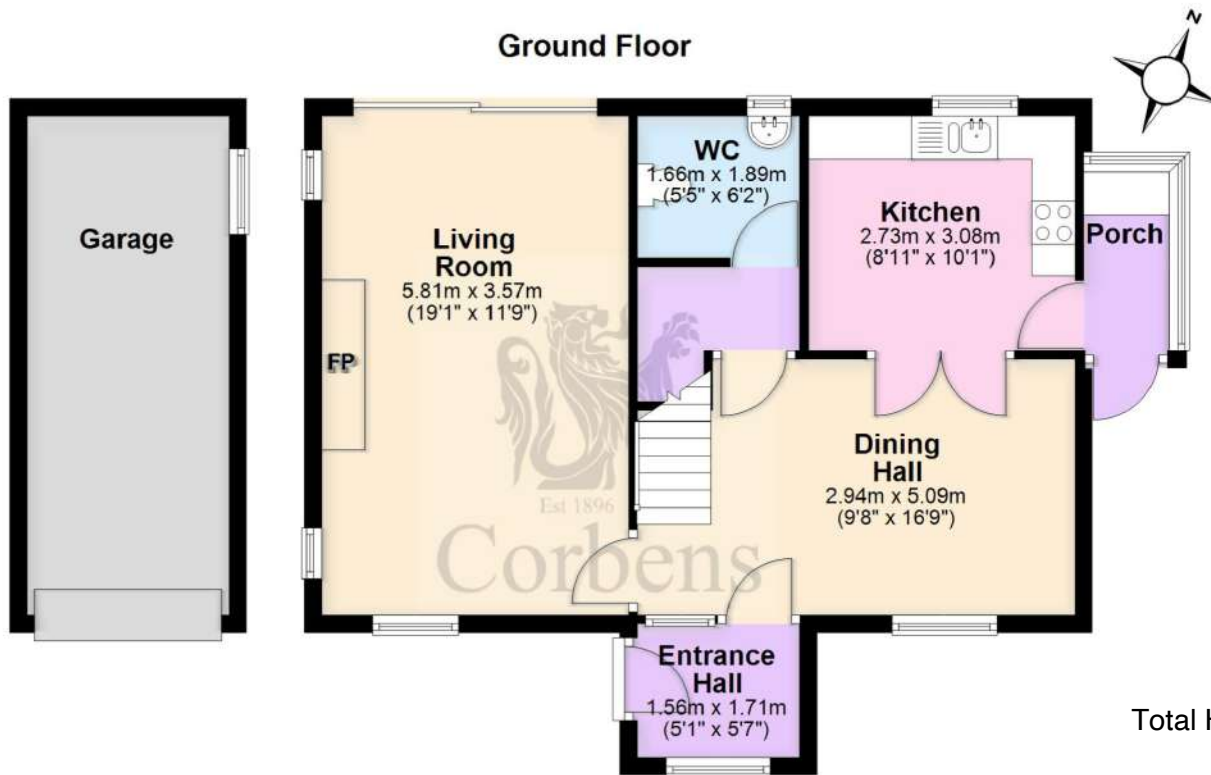
Council Tax band F - £3,739.68 for 2025/2026



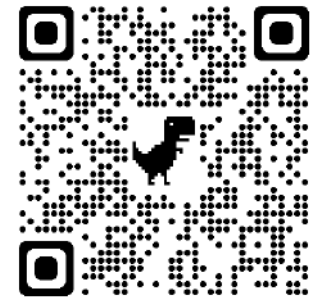
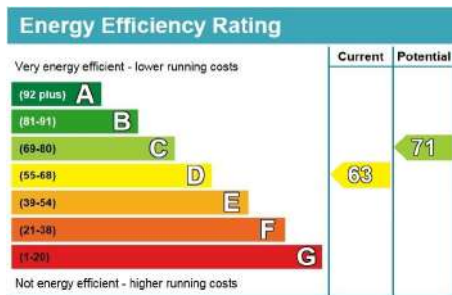
The entrance leads through to the good sized dining hall, which has double doors opening to the kitchen beyond. It is fitted with a range of white units, complementing wood effect worktops and integrated fridge/freezer, electric hob and oven, and has access to the side porch and garden. The exceptionally spacious living room is triple aspect and spans the entire depth of the property. It has a feature Purbeck stone fireplace with fitted living flame gas fire and double glazed sliding doors to the rear garden. There is also a cloakroom on this level.

On the first floor there are three good sized double bedrooms; the principal room is at the front of the property and has a range of fitted wardrobes. Bedroom two is dual aspect and enjoys good views across the valley to the Purbeck Hills and Swanage Bay in the distance. Bedroom three is also at the front of the property and has a large fitted wardrobe with sliding mirrored door. The spacious bathroom is fitted with a corner bath and completes the accommodation.

Outside, the front garden is well screened by trees and is mostly laid to lawn with flower borders and shrubs. At the rear, the enclosed garden has a paved patio, lawned area, flower borders and shrubs. A 5-bar gate leads to the detached stone built garage with electric light and power, and also has parking in front.



Total Habitable Floor Area Approx 105m² (1,130 sq ft)



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